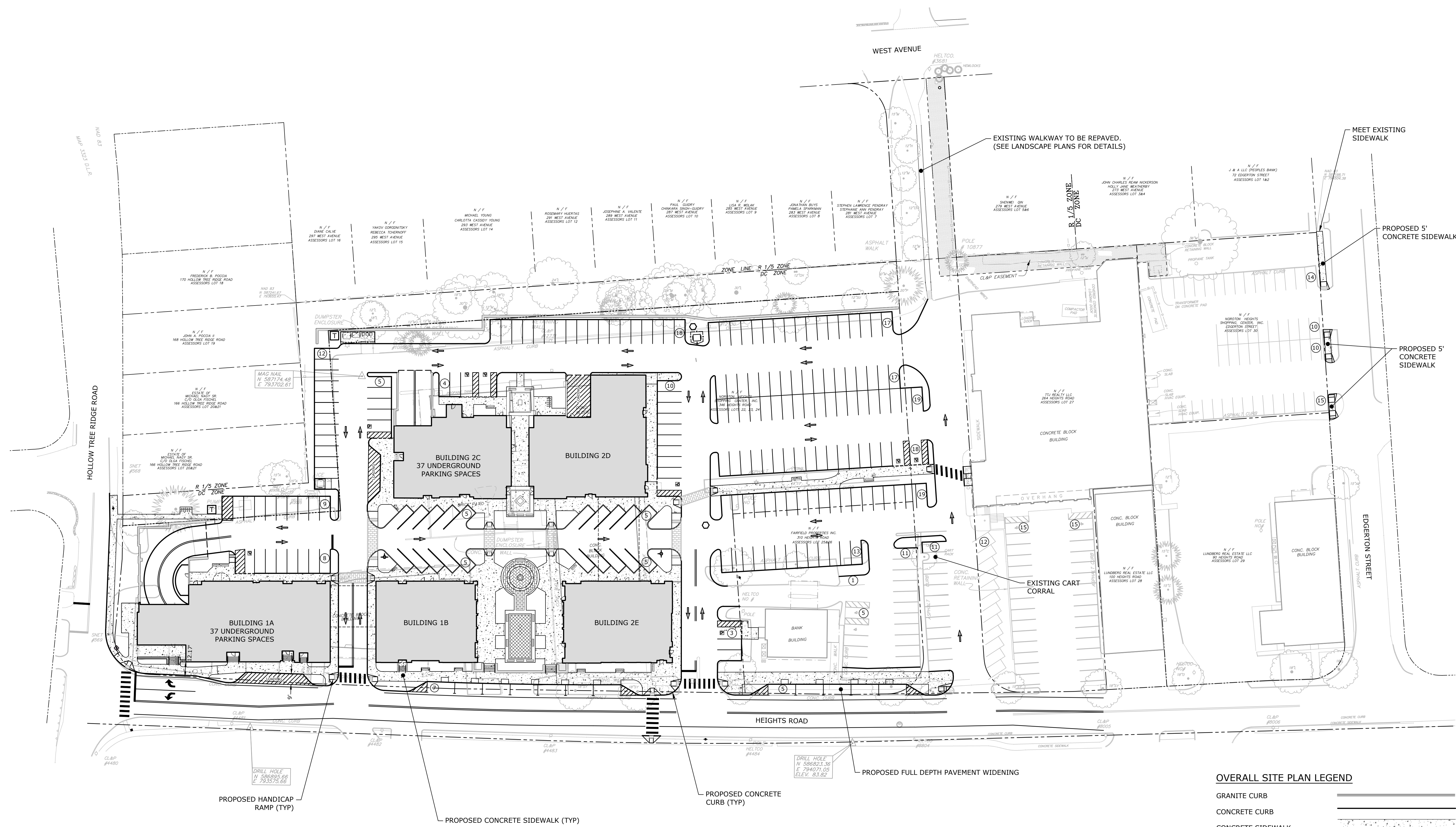


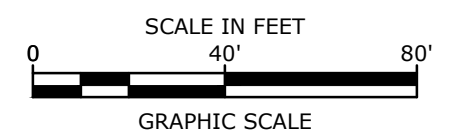
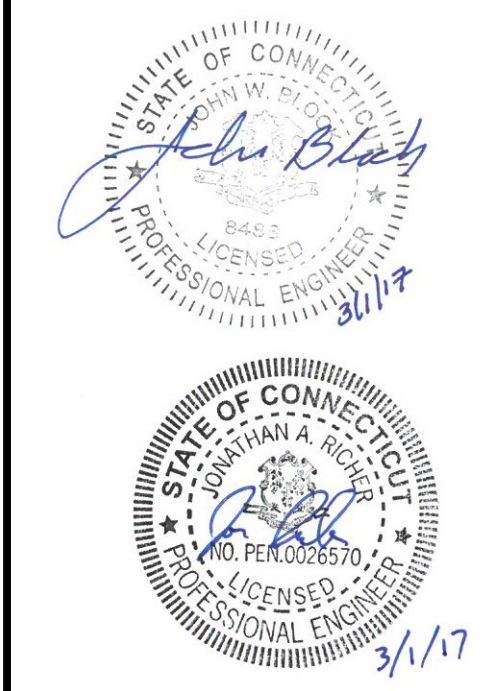
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User: JWB



OVERALL SITE PLAN LEGEND

GRANITE CURB	
CONCRETE CURB	
CONCRETE SIDEWALK	
WHITE PAINTED LINE	
HANDICAPPED PARKING SYMBOL	
PROPERTY LINE	
EASEMENT LINE	
CHAIN LINK FENCE	
SIGN	
RETAINING WALL	
MILL AND OVERLAY	

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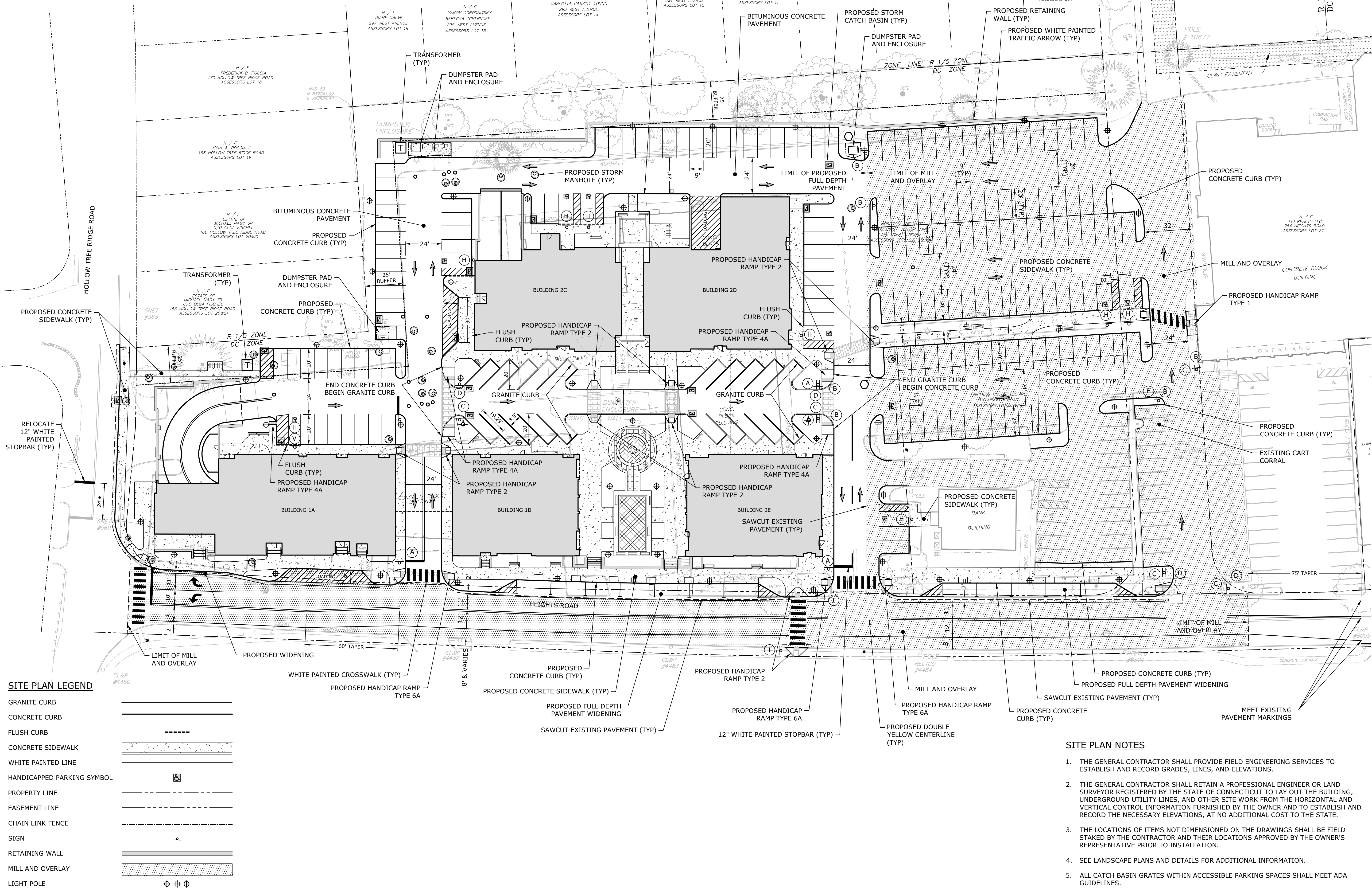
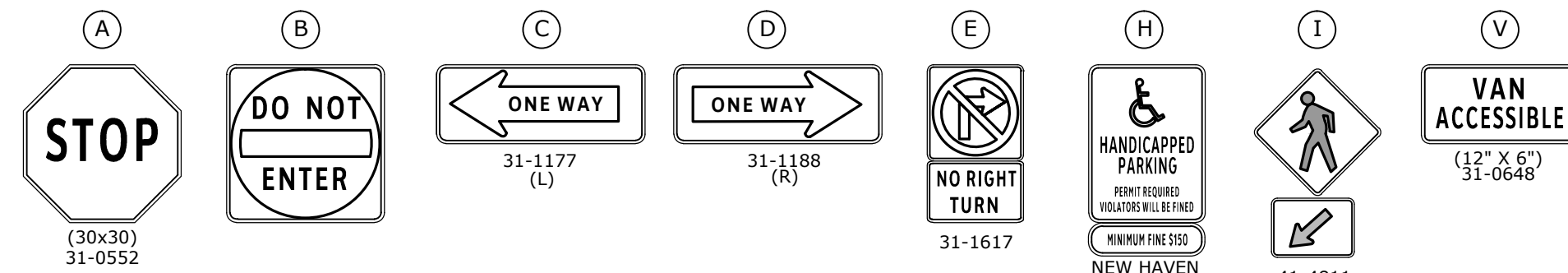
Planning & Zoning Submission

Darien, Connecticut

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
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2	3/1/2017	P & Z COMMENTS
1	2/9/2017	TOWN AND PEER REVIEW
MARK	DATE	DESCRIPTION
PROJECT NO:		P0695
DATE:		NOVEMBER 30, 2016
FILE: P0695-C-200-OVRL.dwg		
DRAWN BY:		MDS
CHECKED BY:		JAR
APPROVED:		JWB
OVERALL SITE PLAN		
SCALE:		1" = 40'
C2.0		

SIGN LEGEND



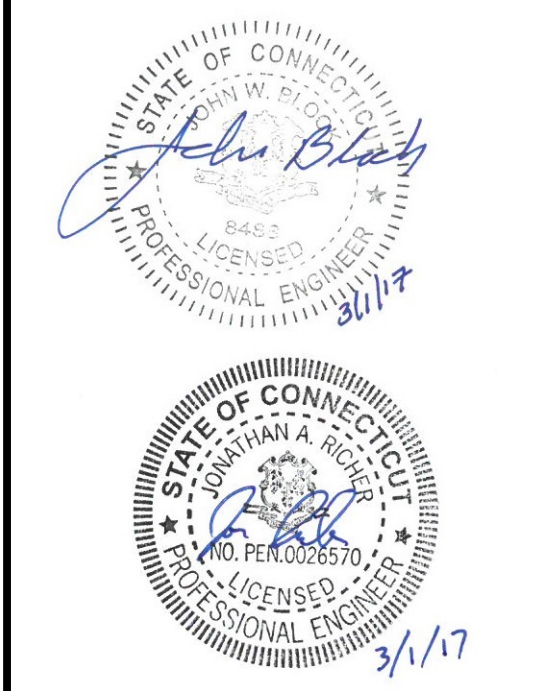
SITE PLAN LEGEND

GRANITE CURB	=====
CONCRETE CURB	=====
FLUSH CURB	-----
CONCRETE SIDEWALK	=====
WHITE PAINTED LINE	=====
HANDICAPPED PARKING SYMBOL	♿
PROPERTY LINE	-----
EASEMENT LINE	-----
CHAIN LINK FENCE	=====
SIGN	⊕
RETAINING WALL	=====
MILL AND OVERLAY	=====
LIGHT POLE	⊕ ⊕ ⊕

SITE PLAN NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE FIELD ENGINEERING SERVICES TO ESTABLISH AND RECORD GRADES, LINES, AND ELEVATIONS.
- THE GENERAL CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER OR LAND SURVEYOR REGISTERED BY THE STATE OF CONNECTICUT TO LAY OUT THE BUILDING, UNDERGROUND UTILITY LINES, AND OTHER SITE WORK FROM THE HORIZONTAL AND VERTICAL CONTROL INFORMATION FURNISHED BY THE OWNER AND TO ESTABLISH AND RECORD THE NECESSARY ELEVATIONS, AT NO ADDITIONAL COST TO THE STATE.
- THE LOCATIONS OF ITEMS NOT DIMENSIONED ON THE DRAWINGS SHALL BE FIELD STAKED BY THE CONTRACTOR AND THEIR LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SEE LANDSCAPE PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL CATCH BASIN GRATES WITHIN ACCESSIBLE PARKING SPACES SHALL MEET ADA GUIDELINES.

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SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

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Submission

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DATE: NOVEMBER 30, 2016		
FILE: P0695-C-300-SITE.dwg		
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CHECKED: JAR		
APPROVED: JWB		

SITE PLAN

SCALE: 1" = 30'

C3.0

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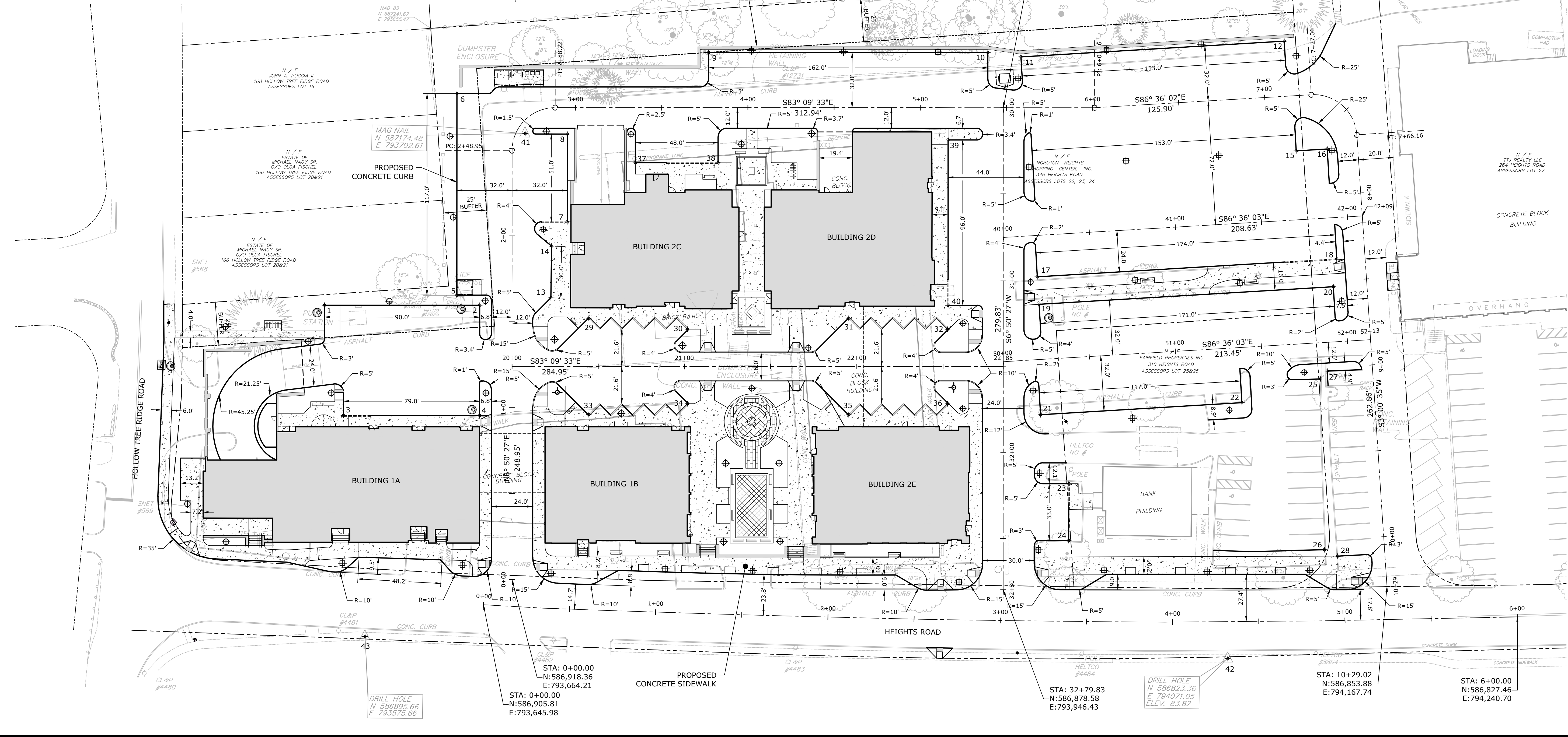
COORDINATE NODE TABLE				COORDINATE NODE TABLE			
POINT NUMBER	DESCRIPTION	NORTHING	EASTING	POINT NUMBER	DESCRIPTION	NORTHING	EASTING
1	CORNER CURB	N 587,089.39	E 793,575.16	23	CORNER CURB	N 586,935.20	E 793,991.50
2	CORNER CURB	N 587,078.67	E 793,664.52	24	CORNER CURB	N 586,902.44	E 793,987.57
3	CORNER CURB	N 587,024.54	E 793,578.46	25	CORNER CURB	N 586,978.18	E 794,143.86
4	CORNER CURB	N 587,015.13	E 793,656.89	26	CORNER CURB	N 586,879.52	E 794,134.22
5	CORNER CURB	N 587,086.07	E 793,652.10	27	CORNER CURB	N 586,982.30	E 794,148.19
6	CORNER CURB	N 587,202.23	E 793,666.04	28	CORNER CURB	N 586,874.86	E 794,141.42
7	CORNER CURB	N 587,120.68	E 793,720.70	29	CORNER CURB	N 587,063.68	E 793,726.49
8	CORNER CURB	N 587,171.32	E 793,726.79	30	CORNER CURB	N 587,050.54	E 793,782.60
9	CORNER CURB	N 587,208.56	E 793,813.84	31	CORNER CURB	N 587,045.72	E 793,876.20
10	CORNER CURB	N 587,189.26	E 793,974.69	32	CORNER CURB	N 587,032.58	E 793,932.31
11	CORNER CURB	N 587,184.48	E 793,993.44	33	CORNER CURB	N 587,008.08	E 793,719.84
12	CORNER CURB	N 587,175.41	E 794,146.17	34	CORNER CURB	N 587,007.60	E 793,777.45
13	CORNER CURB	N 587,078.03	E 793,706.05	35	CORNER CURB	N 586,990.12	E 793,869.55
14	CORNER CURB	N 587,107.76	E 793,710.03	36	CORNER CURB	N 586,989.62	E 793,927.18
15	CORNER CURB	N 587,111.34	E 794,145.52	37	CORNER CURB	N 587,150.07	E 793,764.02
16	CORNER CURB	N 587,110.27	E 794,163.49	38	CORNER CURB	N 587,144.36	E 793,811.68
17	CORNER CURB	N 587,056.60	E 793,987.70	39	CORNER CURB	N 587,141.62	E 793,945.76
18	CORNER CURB	N 587,046.29	E 794,161.40	40	CORNER CURB	N 587,046.30	E 793,934.33
19	CORNER CURB	N 587,040.62	E 793,986.83	41	CONTROL POINT MAG NAIL	N 587,174.48	E 793,702.61
20	CORNER CURB	N 587,030.48	E 794,157.53	42	CONTROL POINT DRILL HOLE	N 586,823.36	E 794,071.05
21	CORNER CURB	N 586,976.91	E 793,980.03	43	CONTROL POINT DRILL HOLE	N 586,895.66	E 793,575.66
22	CORNER CURB	N 586,969.97	E 794,096.82				

LAYOUT PLAN NOTES

1. THE GENERAL CONTRACTOR SHALL PROVIDE FIELD ENGINEERING SERVICES TO ESTABLISH AND RECORD GRADES, LINES, AND ELEVATIONS.
2. THE GENERAL CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER OR LAND SURVEYOR REGISTERED BY THE STATE OF CONNECTICUT TO LAY OUT THE BUILDING, UNDERGROUND UTILITY LINES, AND OTHER SITE WORK FROM THE HORIZONTAL AND VERTICAL CONTROL INFORMATION FURNISHED BY THE OWNER AND TO ESTABLISH AND RECORD THE NECESSARY ELEVATIONS, AT NO ADDITIONAL COST TO THE STATE.
3. THE LOCATIONS OF ITEMS NOT DIMENSIONED ON THE DRAWINGS SHALL BE FIELD STAKED BY THE CONTRACTOR AND THEIR LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. SEE LANDSCAPE PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

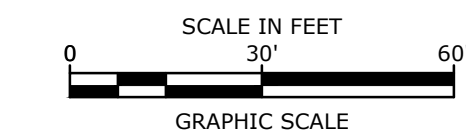
SITE PLAN LEGEND

GRANITE CURB	
CONCRETE CURB	
FLUSH CURB	
CONCRETE SIDEWALK	
PROPERTY LINE	
EASEMENT LINE	
CHAIN LINK FENCE	
RETAINING WALL	



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VERIFY SCALE

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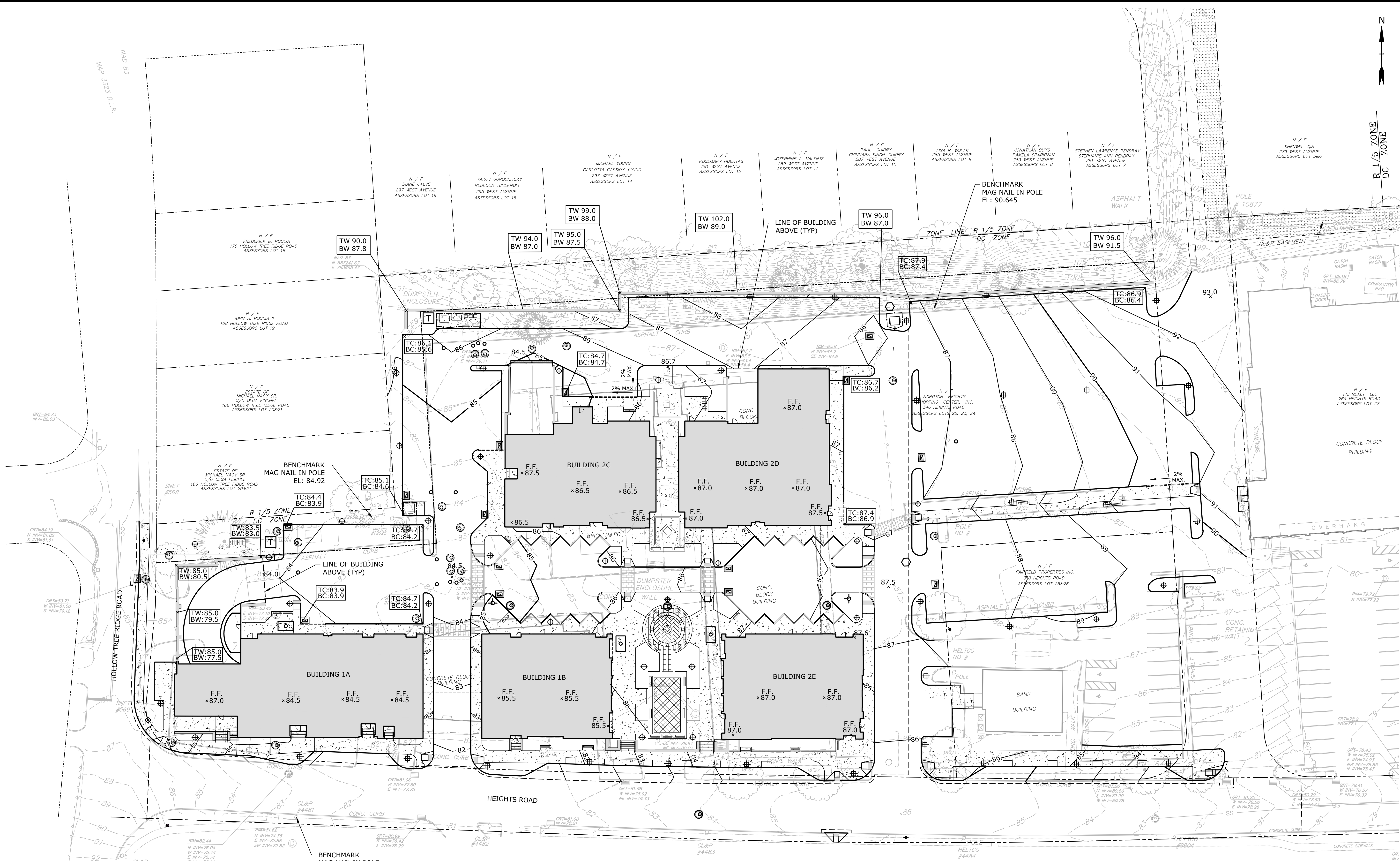
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DATE: NOVEMBER 30, 2016		
FILE: P0695-C-400-LAYT.dwg		
DRAWN BY: MDS		
CHECKED: JAR		
APPROVED: JWB		

LAYOUT PLAN

SCALE: 1" = 30'

C4.0

Last Saved: 3/1/2017 9:24am, P: 1031
Tighe & Bond LLP P0695-C-500-GRAD.dwg
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GRADING PLAN NOTES

- EXCEPT AT HANDICAPPED RAMPS, GRADING ALONG HANDICAPPED ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 FOOT VERTICAL IN 20 FEET HORIZONTAL) CROSS SLOPE.
- SLOPES IN HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.

GRADING PLAN LEGEND

EXISTING INTERMEDIATE CONTOUR	---
EXISTING INDEX CONTOUR	---
PROPOSED INTERMEDIATE CONTOUR	---
PROPOSED INDEX CONTOUR	---
PROPOSED SPOT ELEVATION	---
GRANITE CURB	---
CONCRETE CURB	---
FLUSH CURB	---
CONCRETE SIDEWALK	---
RETAINING WALL	---

Tighe & Bond

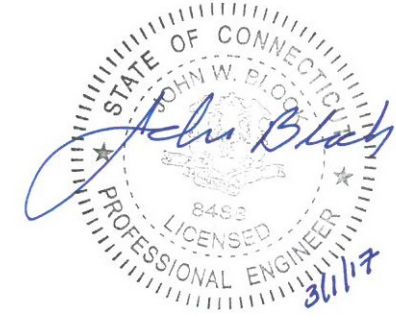
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SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

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VERIFY SCALE

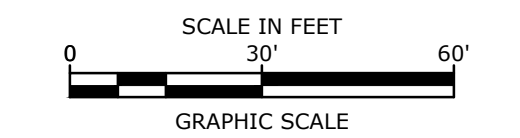
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PROJECT NO:	P0695	
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FILE:	P0695-C-500-GRAD.dwg	
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APPROVED:	JWB	

GRADING PLAN

SCALE: 1" = 30'

C5.0



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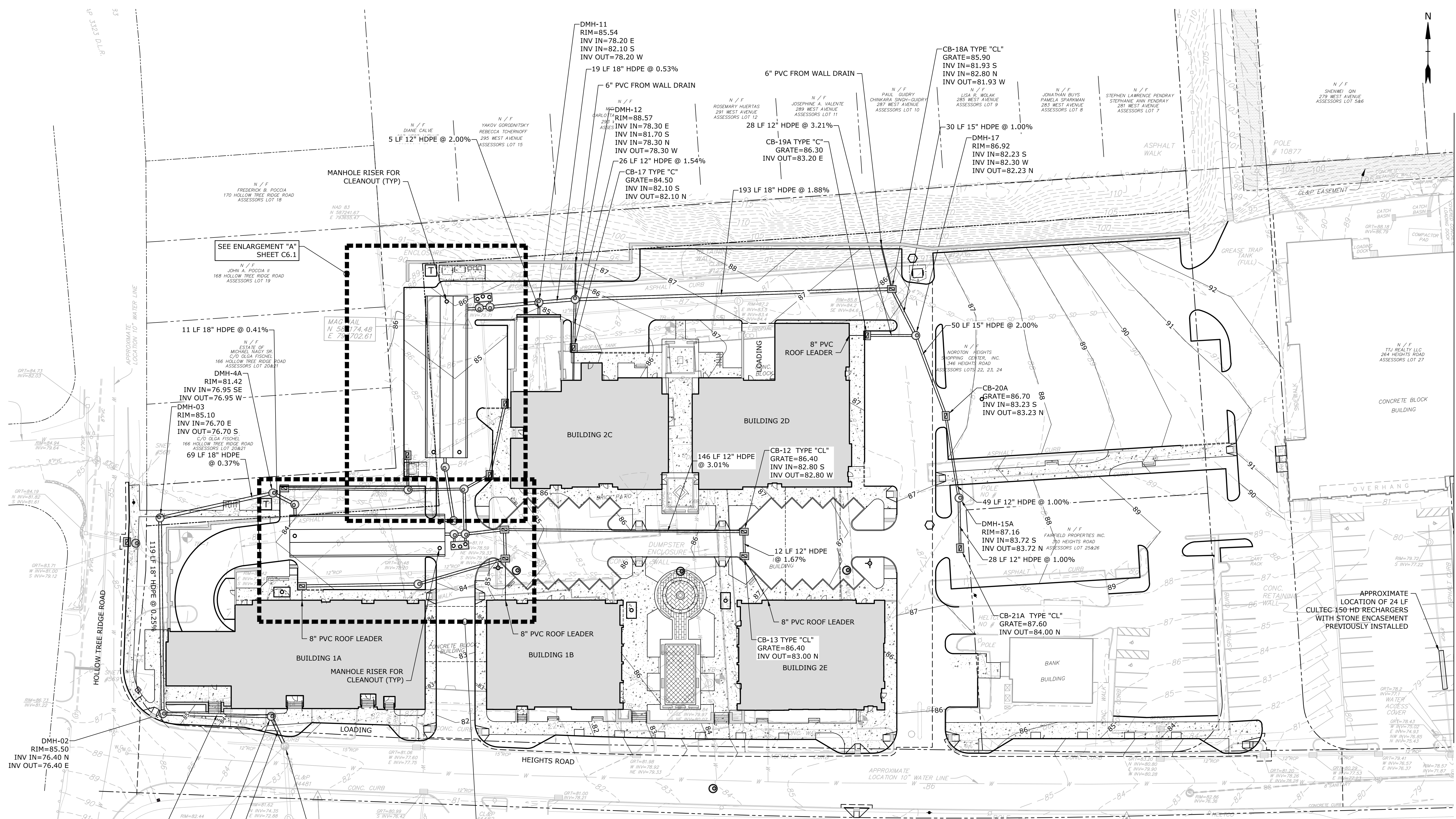
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FILE: P0695-C-600-DRAN.dwg		
DRAWN BY: MDS		
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APPROVED: JWB		

DRAINAGE PLAN

SCALE: 1" = 30'

C6.0



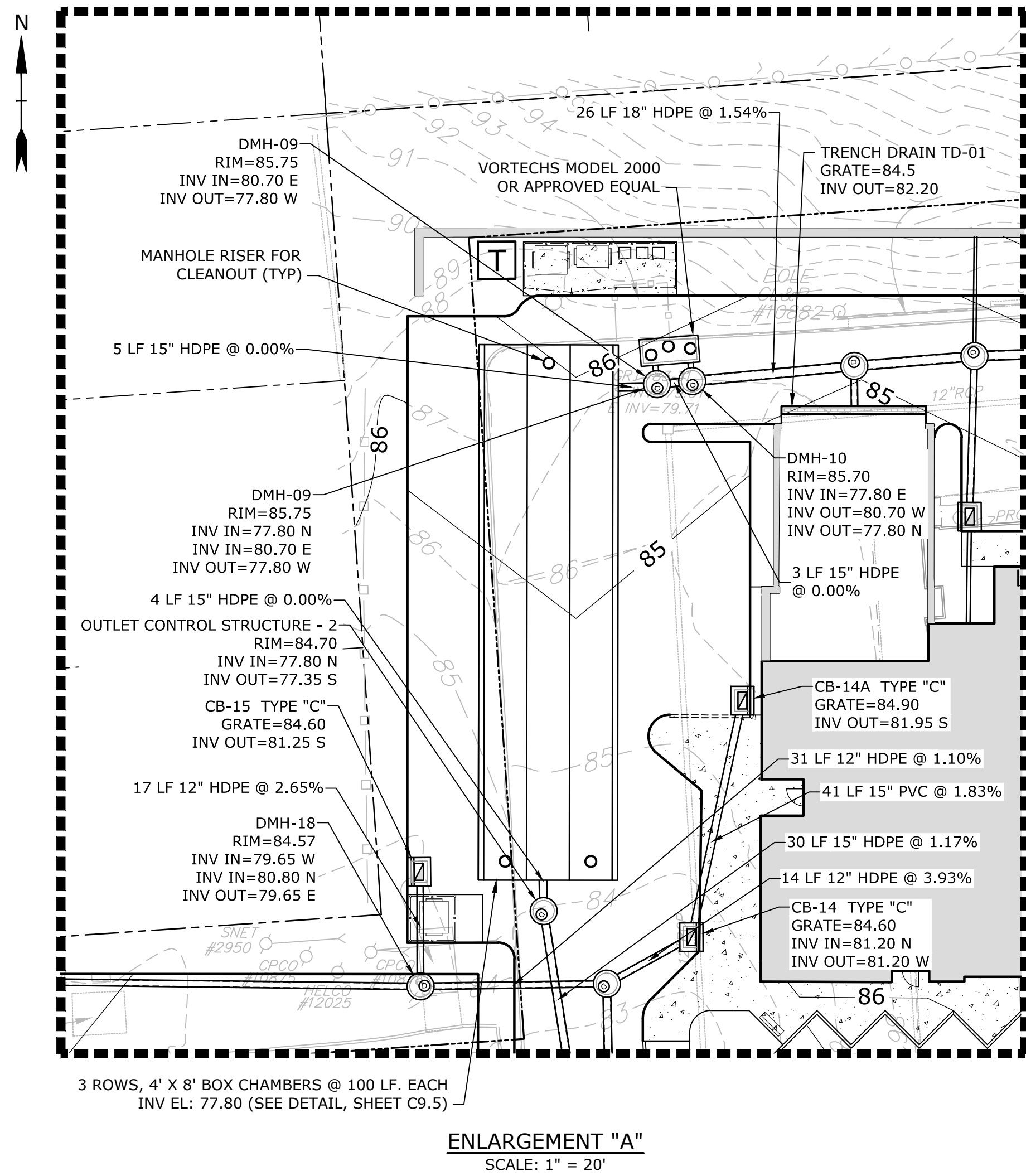
SITE DRAINAGE PLAN NOTES

- THE CONTRACTOR SHALL COORDINATE/VERIFY THE EXACT SIZES, LOCATIONS, ELEVATIONS, OF ALL PROPOSED BUILDING'S UTILITY SERVICES WITH THE PROJECT MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS PRIOR TO ANY CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK DONE BY THE RESPECTIVE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF PROPOSED BUILDING UTILITY SERVICES WITH THE PROJECT ARCHITECTURAL AND MEP PLANS.
- INSTALL CLEANOUT TO GRADE 5' OFF FACE OF BUILDING ON ALL ROOF LEADERS.
- THE MANHOLE FRAME AND COVER SHALL BE CENTERED ON THE PRECAST OPENING. UNDER NO CIRCUMSTANCES WILL AN OFFSET FRAME AND COVER BE ACCEPTABLE. PRIOR TO FINAL PAVING, THE CONTRACTOR SHALL CHECK ALL MANHOLE STRUCTURES TO ASSURE THE FRAME AND COVER IS CENTERED ON THE PRECAST OPENING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORK REQUIRED TO CENTER FRAME AND COVER.
- INSTALL "FERNCO" STYLE FLEXIBLE COUPLINGS AT ALL LOCATIONS WHERE JOINING PIPES OF DIFFERENT MATERIALS AND/OR SIZES PER MANUFACTURER'S RECOMANDATIONS.
- ALL PIPES AND FITTINGS SPECIFIED AS HDPE SHALL BE ADS N-12 WT (WATERTIGHT) PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, HILLIARD, OHIO.
- THE CONTRACTOR SHALL MAINTAIN EXISTING STORM SEWER FLOWS BY PUMPING OR OTHER MEANS APPROVED BY THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION OF THE PROPOSED STORM SEWER IN LOCATIONS WHERE STORM SEWER ARE BEING INSTALLED, REPLACED OR RELOCATED.

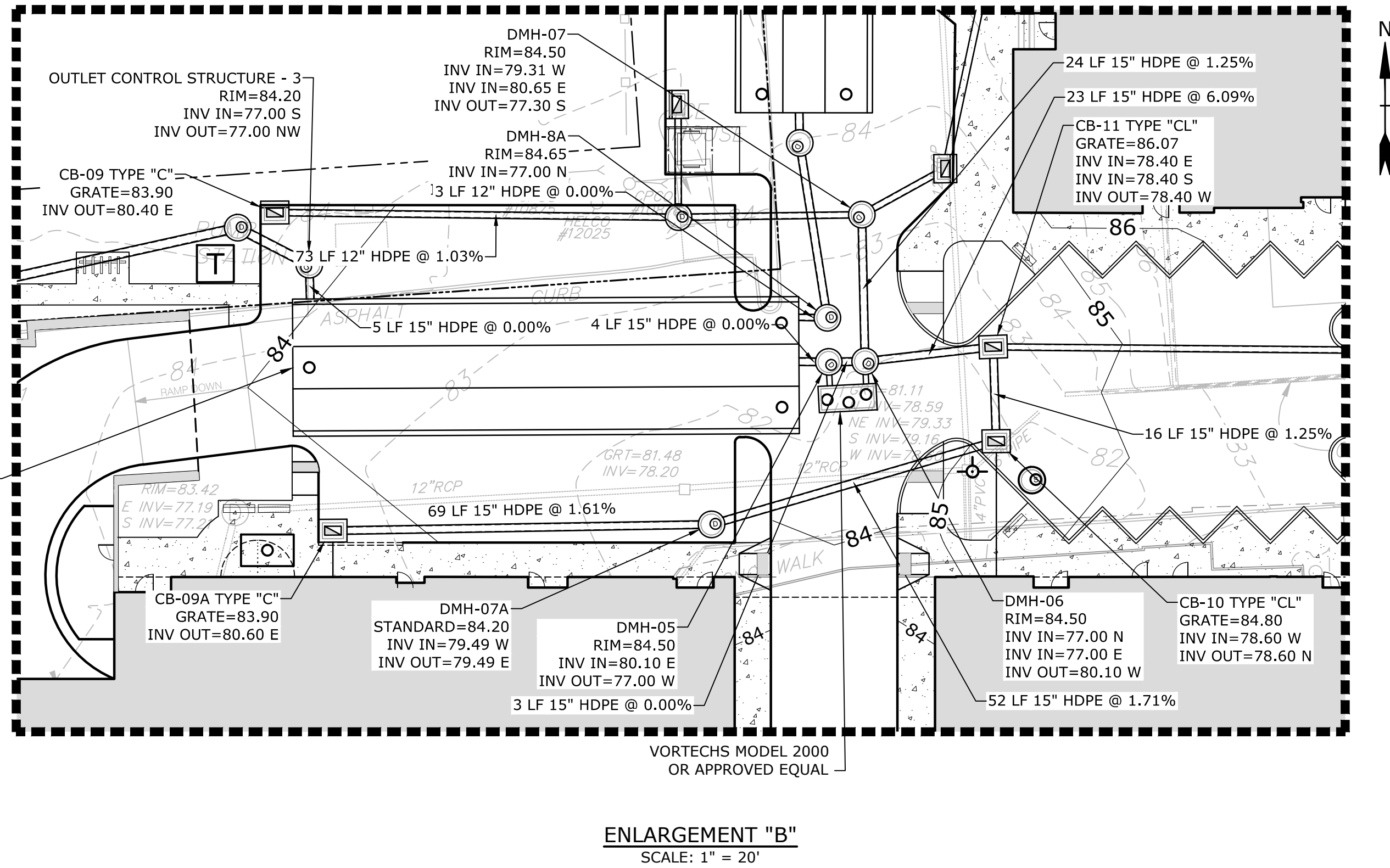
DRAINAGE PLAN LEGEND

WATER QUALITY STRUCTURE	
STORM SEWER	
STORM MANHOLE	
CATCH BASIN	
UNDERGROUND ELECTRIC	
ELECTRIC MANHOLE	
SANITARY SEWER	
SANITARY MANHOLE	
WATER MAIN	
FIRE SERVICE	
WATER METER/GATE	
FIRE HYDRANT	
TEL-DATA - BURIED	
TEL-DATA MANHOLE	

Last Saved: 3/2/2017 12:29:25 PM By: YG31
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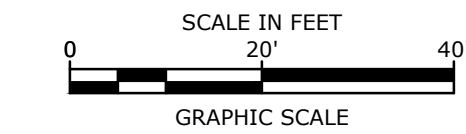
3 ROWS, 4' X 8' BOX CHAMBERS
@ 96 LF. EACH
(SEE DETAIL, SHEET C9.5)



SITE DRAINAGE PLAN NOTES

1. THE CONTRACTOR SHALL COORDINATE/VERIFY THE EXACT SIZES, LOCATIONS, ELEVATIONS, OF ALL PROPOSED BUILDING'S UTILITY SERVICES WITH THE PROJECT MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS PRIOR TO ANY CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK DONE BY THE RESPECTIVE UTILITY COMPANIES.
3. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF PROPOSED BUILDING UTILITY SERVICES WITH THE PROJECT ARCHITECTURAL AND MEP PLANS.
4. INSTALL CLEANOUT TO GRADE 5' OFF FACE OF BUILDING ON ALL ROOF LEADERS.
5. THE MANHOLE FRAME AND COVER SHALL BE CENTERED ON THE PRECAST OPENING. UNDER NO CIRCUMSTANCES WILL AN OFFSET FRAME AND COVER BE ACCEPTABLE. PRIOR TO FINAL PAVING, THE CONTRACTOR SHALL CHECK ALL MANHOLE STRUCTURES TO ASSURE THE FRAME AND COVER IS CENTERED ON THE PRECAST OPENING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORK REQUIRED TO CENTER FRAME AND COVER.
6. INSTALL "FERNCO" STYLE FLEXIBLE COUPLINGS AT ALL LOCATIONS WHERE JOINING PIPES OF DIFFERENT MATERIALS AND/OR SIZES PER MANUFACTURER'S RECOMANDATIONS.
7. ALL PIPES AND FITTINGS SPECIFIED AS HDPE SHALL BE ADS N-12 WT (WATERTIGHT) PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, HILLIARD, OHIO.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING STORM SEWER FLOWS BY PUMPING OR OTHER MEANS APPROVED BY THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION OF THE PROPOSED STORM SEWER IN LOCATIONS WHERE STORM SEWER ARE BEING INSTALLED, REPLACED OR RELOCATED.

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DRAINAGE ENLARGEMENT PLAN

SCALE: 1" = 20'

C6.1

